

**UNIT OWNERS ASSOCIATION OF
DOMINION STATION CONDOMINIUM**

POLICY RESOLUTION NO. 05-03
(Parking Policy)

WHEREAS, Article III, Section 2(f) of the Bylaws provides the Board of Directors with the power to adopt and publish rules and regulations on behalf of the Association;

WHEREAS, Article X, Section 1 of the Bylaws obligates each member of the Association to comply with the rules and regulations promulgated by the Board;

WHEREAS, Article XX, Section 4 of the Declaration states that parking on the common elements shall be on a first-come, first-serve basis;

WHEREAS, Article III, Section 2 (p) of the Bylaws authorizes the Board to designate, in its sole discretion and from time to time, certain common elements are reserved common elements and impose such restrictions and conditions on the use thereof as the Board deems appropriate;

WHEREAS, the Board has determined that it is in the Association's best interest to promulgate rules and regulations regarding parking on Association property.

THEREFORE, BE IT RESOLVED THAT the Board of Directors adopts the following rules with respect to parking on all areas of Association property.

I. RESIDENT PARKING PERMITS

All qualified unit owners shall receive one parking permit per unit, which shall authorize the unit owner or his or her tenant to park an approved vehicle in a Reserved parking space. Unit owners may park up to one additional approved vehicle on the common elements, on a first-come, first served basis, subject to the requirements below. Additional vehicles may not be parked on the premises.

1. The Association shall issue one parking permit per unit to the owner(s) of record or to his or her tenant only if the following criteria are met:
 - a. Each owner must be current in the payment of Association assessments, including special assessments, charges, and legal fees charged to the account before the Board will issue parking permits.
 - b. Each owner must be fully compliant with the Association's rules, regulations and covenants before the Board will issue a parking permit to the owner or his or her tenant.
2. In order to apply for a parking permit, a requesting unit owner must complete a parking registration form. All qualified owners who submit the parking

registration form will be provided with one hang tag parking permit for their unit, which shall enable them to park one vehicle in any available Reserved parking space. The hang tag will be transferable from one vehicle to another. It is the responsibility of the owner to display the permit in the vehicle when transferred.

3. The parking permit only authorizes an owner (or his/her tenant) to use a Reserved parking space.
4. The hang tag parking permit must be displayed in the front rear view mirror for clear view of Association or any agent of No vehicle may be parked in any Reserved parking space if it does not display a valid Dominion Station Condominium Parking Permit. The Association reserves the right to tow any vehicle that is parked in any Reserved parking space that does not display a valid Parking Permit, without advanced notice to the owner.
5. If an owner loses his/her parking permit and requests another, the Association may charge a reasonable parking permit replacement fee of \$75.00.

II. UNAPPROVED VEHICLES

Residents may not park the following vehicles anywhere on the Association property.

- A. Commercial Vehicles: Any commercial vehicle, including the following:
 1. Any vehicle in which the driver is ordinarily hired for transport, including, but not limited to, taxis, limousines, or buses; or
 2. Any vehicle with uncovered exterior logos, signs, letters, numbers, advertising, or irregular and distinct coloring which creates the appearance of a commercial vehicle; or
 3. Any marked/unmarked vehicle with commercial paraphernalia or equipment attached, strapped, or affixed to the exterior of the vehicle, including, but not limited to, ladders or pipes; or
 4. Any marked/unmarked vehicle, which because of its irregular height, length, shape, or weight, is not a conventional passenger vehicle and is more suited for a commercial purpose; or
 5. Any van designed for the transport of furniture, goods, equipment, animals, or scheduled transportation; or
 6. Any vehicle with commercial tags
- B. Recreational Vehicles. Any motor home, self-contained camper, mobile home, boat, all-terrain vehicle, dune buggy, trailer, boat trailer, pop-up camper/tent trailer, horse trailer, any trailer or semi-trailer used for transporting wave runners, jet skis, motorcycles, or all-terrain vehicles, whether or not such trailer or semi-trailer, is attached to another vehicle, and any other type of vehicle primarily designated for recreational use, as opposed to conventional passenger use. All recreational equipment is prohibited to be stored or attached to any passenger vehicles.
- C. Repairs. Repair or maintenance of any kind to vehicles, or painting of vehicles, is not permitted anywhere on the Association's common elements
- D. Washing of Vehicles. Washing of vehicles shall not be permitted on the condominium property unless the Board, in its discretion, designates an area or areas for such activity.

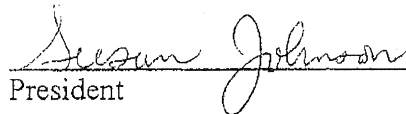
- E. Valid Operation of Vehicle. No vehicle shall remain on the condominium premises unless it has current state license plates, a current Loudoun County decal and a current inspection sticker.
- F. Storage Units. Portable On Demand (PODS) Storage unit(s) or any similar storage unit(s) may not be placed in any parking space on property.

III. ENFORCEMENT

- A. The Association shall revoke any owner's parking if he/she is found to have used an unauthorized, forged, faked or otherwise unauthentic parking permit.
- B. Any other violation of these restrictions may result in the offending vehicle being towed automatically.
- C. The Association may also suspend the right of any owner to park a vehicle in any common element parking space if the owner is at least sixty (60) days delinquent in the payment of any financial obligation (including assessments) owed to the Association; provided, however, if the Board intends to suspend an owner's parking privileges for non-payment of assessments or other financial obligation, the Board must provide the owner with notice of the proposed suspension and the opportunity to request a hearing before the Board to contest the suspension, as required under Section 55-79.80:2 of the Virginia Code.
- D. Each owner is responsible for ensuring that their family members, guests, tenants and invitees comply with the terms of this Policy Resolution and shall be held responsible for any violation of this Policy Resolution by their family members, tenants, guests and invitees.

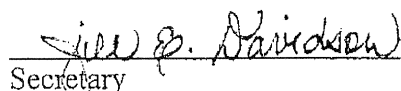
The effective date of this Resolution shall be October 19, 2005.

DOMINION STATION CONDOMINIUM
UNIT OWNERS ASSOCIATION



President

I hereby certify that a copy of the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of the Unit Owners Association of Dominion Station Condominium this 19 day of October 2005.



Secretary